



## **CITY OF SUNNYVALE ADMINISTRATIVE HEARING**

**MINUTES**  
**Wednesday, May 26, 2005**

**2005-0342** - Application for a Variance from Sunnyvale Municipal Code (SMC) section 19.46.060 (4) to allow a home to exceed 1,800 sq. ft. in area with one covered parking space where two are required. The property is located at **379 N. Sunnyvale Avenue** (near E. Maude Avenue) in an R-0 (Low Density Residential) Zoning District. (APN: 204-35-008)

In attendance: Doug Jacobs and Keif Wang, Applicant; Gerri Caruso, Administrative Hearing Officer; Steve Lynch, Project Planner; Luis Uribe, Support Staff.

**Ms. Gerri Caruso**, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

**Steve Lynch**, Project Planner, The applicant is proposing an addition of 644 square feet to an existing 1,580 square foot single story residence. The addition is proposed in the rear and side yard areas and will total 2,225 square feet. The scope of the project is to add a new master bedroom, bathroom, and family room. The proposed home will have three bedrooms, family room, living room, kitchen, and a one-car garage.

**Ms. Caruso opened the public hearing.**

Doug Jacobs, Applicant, received and reviewed a copy of the staff report. The applicant feels that the addition will not affect the parking and that there is additional parking space on the public street.

Keif Wang, Co-Applicant, stated that other properties in the neighborhood currently have two car garage properties. Ms. Wang mentioned that since there aren't any bedrooms being added to the addition they think they should be approved without having to construct a two car garage.

**Ms. Caruso closed the public hearing.**

Ms. Caruso Denied the Variance.

**Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.**

The meeting was adjourned at 2:50p.m.

Minutes approved by:

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Gerri Caruso, Principal Planner